Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 16, 1966

Appeal No. 8995   Gunston Hall of D.C., Inc., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made seconded and unanimously carried, the following Order was entered at the meeting of the Board on November 29, 1966.

EFFECTIVE DATE OF ORDER -- Feb. 20, 1967

ORDERED:

That the appeal for permission to establish an academic institution of higher learning at 1904 T Street, NW., lot 37, square 109, be granted.

FINDINGS OF FACT:

(1)   Appellant's property is located in an R-5-B District.

(2)   The Board inspected the property on NOvember 14, 1966 and found the site improved by a large two-story brick and stucco building.

(3)   In Appeal No. 5111, the Board granted permission to establish a school at 1900 T Street, NW., lot 38, square 109 after public hearing on July 18, 1958.

(4)   It is proposed to use the building which is the subject of this appeal for the overflow of students now in 1900 T Street. A maximum of ten students would use the building.

(5)   There will be no living accommodations in the building but there will be quarters for a caretaker.

(6)   The premises will be occupied by The Institute For Policy Studies and used for instructional purposes, for conducting seminars, and for faculty and visiting lecturer's offices.

(7) The National Capital Planning Commission reviewed the subject application at its December 1, 1966 meeting and recommends approval (Exhibit No. 13).

(8) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the use of the subject premises as a school is not likely to become objectionable to neighboring property becuase of noise, traffic, number of students or other objectionable conditions.

Further, we are of the opinion that the requested relief can be granted without substantially impairing the intent, purpose and integirty of the zone plan as embodied in the Zoning Regulations and Maps.